



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: April 9, 2024

Reference: PUBLIC HEARING: Consider approval of a zoning change request from SF-12 (Single-Family 12) to PD-315-SF-12 (Planned Development- 315- Single-Family-12), to allow for an 11,994-sf fire station and associated parking for Fire Station 5, located at 157 S. Moore Road.

2040: Sustainable Government

Introduction:

This agenda item is presented for Council consideration to approve a zoning change for the construction of new fire station. The new building is proposed to be 11,994-sf. This station will house a Shift Commander, a Captain and up to 5 Fire Fighters per shift.

Background:

The discussion of having this site be converted back into a fire station emerged with the assessment that was done in 2017 and updated in 2022. This option allows for the City to utilize existing property versus having to acquire additional property and will utilize existing personnel and equipment. The existing building will be demolished, and a new fire station is proposed to be constructed on this property.

There are 15 parking spaces proposed on-site with 12 behind the fence and three for visitor parking in the front, which will require a variance to park in front. The fire apparatus will utilize the existing driveway on Moore Road that is shared with Austin Elementary to access the apparatus bays and will have a large on-site drive approach from the apparatus bays to Moore Road when going on calls. The second variance being requested is to allow a two (2)- foot encroachment into the side yard along the southern portion of the property (23-ft in lieu of 25-ft).

The building is proposed to be a combination of mostly brown brick, with smooth stone Lueders buff masonry. There is signage proposed for the building which falls within the signage guidelines. Overall, the site is less than 2 acres and is required to have 30% landscaping, however, they are providing approximately 40% landscaping but are short nine trees overall. Part of this is because they are trying to maintain a large visibility area in the front of the site for the fire apparatus by not

planting close to the driveway. In addition, the limited area at the rear makes it difficult to plant trees that won't end up extending into the drive aisle and scratching the fire apparatus with their large turning radiuses when they are pulling back into the bays. It is worth noting that there are trees planted on the edge of the common property line with the school that will provide screening as well. The third variance being requested is to allow for the landscape buffer as presented.

Benefit to the Community:

This fire station will provide greater distribution and coverage of fire protection to the citizens, businesses, and visitors of Coppell. Additionally, this will help keep our ISO rating and associated insurance savings.

Legal Review:

N/A

Fiscal Impact:

While there is no fiscal impact for the zoning change itself, \$12.5M has been budgeted in the General Fund Assigned Fund Balance for the construction of the fire station, as described in this agenda item.

Recommendation:

On March 21, 2024, The Planning and Zoning Commission recommended unanimous approval (6-0) subject to the following conditions:

1. There may be additional comments during the Detail Engineering review.
2. A plat will be required.
3. PD Conditions:
 - a. To allow parking in the front yard.
 - b. To approve the landscape plan as presented.
 - c. To allow a 2-ft encroachment of the building in the side yard setback.